Legislation Details (With Text)

File #:	20-1236 **Version:** 1	**Name:**	9/8/20 Valhalla Annexations
Type:	Resolution/Public Hearing	**Status:**	Passed
File created:	9/8/2020	**In control:**	City Council
On agenda:	9/8/2020	**Final action:**	9/8/2020
Enactment date:	9/8/2020	**Enactment #:**	R-20-341

Title: Resolution to Approve the Valhalla Annexation, 9.8 Acres, 31, 50, 57, 77, 97, 98, 107, 145, 147, 151, 155, 159, 163 Valhalla Drive (CPC Recommendation: Approval - 8 Yeas and 1 Nay)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Valhalla Staff Report 6-2-2020 w Attachments.pdf, 2. Valhalla Staff Report w Maps 7-7 UPDATE memo.pdf, 3. Valhalla Staff Report 7-21 UPDATE memo.pdf, 4. Legal Description Error Correction JN 20-016 Valhalla property.pdf, 5. WLN clipping Valhalla Annexation Resolution - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
9/8/2020	1	City Council	Held and Closed	
9/8/2020	1	City Council	Approved	Pass

Resolution to Approve the Valhalla Annexation, 9.8 Acres, 31, 50, 57, 77, 97, 98, 107, 145, 147, 151, 155, 159, 163 Valhalla Drive (CPC Recommendation: Approval - 8 Yeas and 1 Nay)
Approval of this resolution will allow annexation of these properties from Pittsfield Township into the City. The property is within the City's water and sewer service area, and the current use is consistent with the adjacent zoning, land uses and master plan. Council action on the proposed R4E (Multiple-Family District) zoning and associated Valhalla Ann Arbor site plan will be scheduled after the annexation process is complete.

The City Planning Commission, at its meeting of July 21, 2020 recommended approval of the request.

September 8 Update: The following Council questions and staff responses are listed below as an update to this memorandum:

Is the developer's annexation request contingent on this proposal and the R4E zoning being accepted?

Response: No, the annexation request is an independent petition.

If City Council votes to annex the property, I'm assuming that is NOT approving any specific zoning request or implying anything with regard to zoning or a site plan - correct? If council votes to annex, what are the city's subsequent requirements or obligations in terms of zoning once annexed (e.g. is the city guided by the Master Plan land use element)?

Response: That is correct, no action on zoning is implied or taken with the annexation. Even if it were desired, the City can't take action to zone a property until it has been successfully annexed into the City. Staff recommends that a zoning district be applied to the property after annexation to ensure appropriate land use regulations are applied. Any zoning action should be made with consultation of the City's Master Plan documents.

Attachments: 7/21/2020 Planning Staff Report
7/21/2020 Planning Commission Minutes
Prepared By: Matt Kowalski, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Tom Crawford, Interim City Administrator

Whereas, The territory hereinafter described is located in the Township of Pittsfield and is adjacent to the corporate limits of the City of Ann Arbor;

Whereas, PEFT Development has authorization from the owners of said property; and

Whereas, It is the desire of PEFT Development to annex said territory to the City of Ann Arbor, pursuant to the provisions of Public Act 279 of 1909 or Public Act 359 of 1947 of the State of Michigan, as amended;

RESOLVED, That the following described lands and premises situated and being in the Township of Pittsfield, Washtenaw County, Michigan, be detached from said Township and annexed to the City of Ann Arbor:

Tax Parcel Number: 12-05-150-007 (31 Valhalla)
Situated in the Township of Pittsfield, County of Washtenaw, State of Michigan
Commencing at the North 1/4 post of Section 5, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence N 89° 56' E along the North line of said Section 591.3 feet; thence S 2° 07' 30" W 66.05 feet; thence S 89° 56' W 588.8 feet; thence West 28.75 feet for a PLACE OF BEGINNING; thence West 118.08 feet to the centerline of the Ann Arbor Saline Road; thence S 4° 30' W, 161.80 feet along the centerline of said highway to the point of curve of a circular curve to the right of radius 287.92 feet; thence Southerly in the arc of a circular curve to the right of radius 287.92 feet a distance of 37.02 feet, the angle subtended at the center of the curve being 7° 22'; thence East 128.55 feet; thence N 2° 10' E 198.06 feet (recorded as 198.14 feet) to the Place of Beginning. being a part of the NE 1/4 of Section 5, T3S, R6E, Pittsfield Township (now City of Ann Arbor), Washtenaw County, Michigan. Together with and subject to an non-exclusive easement for ingress and egress crossing the Southerly portion of said property, aka Valhalla Drive.

Tax Parcel Number: 12-05-150-011 (50 Valhalla)
Situated in the Township of Pittsfield, County of Washtenaw, State of Michigan
PARCEL 2: Commencing at the North 1/4 post of Section 5, Town 3 South, Range 6 East, Washtenaw County, Michigan; thence North 89° 56' East along the North line of said Section 591.3 feet; thence South 2° 07' 30" West 634.55 feet; thence North 89° 57' West 408.58 feet; thence North 2° 12' East 267.41 feet; for a PLACE OF BEGINNING; thence North 86° 16' West 107.51 feet; thence North 95.0 feet; thence East 86.20 feet; thence Southeasterly in the arc of a circular curve of radius 24.06 feet through a central angle of 92° 12'; thence South 2° 12' West along the tangent of said curve 77.07 feet to the PLACE OF BEGINNING, being a part of the North 1/2 of Section 5, Pittsfield

Township, Washtenaw.

Tax Parcel Number: 12-05-150-005 (57 Valhalla)
Situated in the Township of Pittsfield, County of Washtenaw, State of Michigan
PARCEL 2: Part of the Northeast 1/4 of Section 5, Town 3 South, Range 6 East described as: Commencing at the North 1/4 post of said Section; thence North 89 degrees 56 minutes East 591.30 feet in the North line of said Section; thence South 02 degrees 07 minutes 30 seconds West 66.05 feet; thence South 89 degrees 56 seconds West 373.13 feet for the place of beginning; thence South 89 degrees 56 minutes West 86.42 feet; thence South 02 degrees 10 minutes West 198 feet; thence North 89 degrees 56 minutes East (recorded as East) 86.42 feet; thence North 02 degrees 10 minutes East 198.0 feet (recorded as 197.90 feet) to the place of beginning.

Tax Parcel Number: 12-05-150-004 (77 Valhalla)
Situated in the Township of Pittsfield, County of Washtenaw, State of Michigan
PARCEL 3: Commencing at the North 1/4 post of Section 5, North 89 degrees 56 minutes East 591.30 feet in North line of Section; thence South 2 degrees 07 minutes 30 seconds West 66.05 feet; thence South 89 degrees 56 minutes West 286.72 feet for a place of beginning; thence South 89 degrees 56 minutes West 86.42 feet; thence South 2 degrees 10 minutes West 188.14 feet; thence North 89 degrees 56 minutes East (recorded as East) 86.42 feet; thence North 2 degrees 10 minutes East 188.14 feet to the place of beginning. Being a part of the Northeast 1/4 of Section 5, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan.

Tax Parcel Number: 12-05-150-003 (97 Valhalla)
Situated in the Township of Pittsfield, County of Washtenaw, State of Michigan
PARCEL 2: Commencing at the North 1/4 post of Section 5, thence North 89 degrees 56 minutes East 591.30 feet in North line of Section; thence South 2 degrees 07 minutes 30 seconds West 66.05 feet; thence South 89 degrees 56 minutes West 200.30 feet for a place of beginning; thence South 89 degrees 56 minutes West 86.42 feet; thence South 2 degrees 10 minutes West 188.14 feet; thence North 89 degrees 56 minutes East (recorded as East) 86.42 feet; thence North 2 degrees 10 minutes East 188.14 feet to the place of beginning. Being a part of the Northeast 1/4 of Section 5, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan.

Tax Parcel Number: 12-05-150-014 (98 Valhalla)
The premises in the Township of Pittsfield of Washtenaw County, Michigan described as:
Commencing at the North quarter post of Section 5, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan, thence North 89 degrees 56 minutes East along the North line of said Section 591.3 feet; thence South 2 degrees 07 minutes 30 seconds West 254.19 feet; thence South 89 degrees 56 minutes West 262.0 feet for a Place of Beginning; thence South 2 degrees 07 minutes 30 seconds West 179.46 feet; thence North 89 degrees 56 minutes East 80.0 feet; thence North 2 degrees 07 minutes 30 seconds East 154.46 feet (recorded as 172.0 feet) to a point of curve of a circular curve to the left; thence 38.71 feet along said curve having a radius of 24.06 feet (recorded as 25.98 feet) and a chord bearing North 43 degrees 58 minutes 17 seconds West 34.67 feet; thence South 89 degrees 56 minutes West 55.0 feet to the Place of Beginning; being a part of the Northeast quarter of Section 5.

Tax Parcel Number: 12-05-150-002 (107 Valhalla)
Situated in the Township of Pittsfield, County of Washtenaw, State of Michigan
PARCEL 1: Commencing at the N 1/4 post of Section 5; thence North 89 degrees 56 minutes East 591.30 feet in North line of Section; thence South 2 degrees 07 minutes 30 seconds West 66.05 feet

for a place of beginning; thence South 89 degrees 56 minutes West 200.30 feet; thence South 2 degrees 10 minutes West 188.14 feet; thence Southeasterly in arc of curve concave Southwest of radius 24.03 feet; thence North 89 degrees 56 minutes East 66 feet ; thence North 2 degrees 07 minutes 30 seconds East 79.5 feet; thence North 46 degrees 02 minutes East 9.34 feet; thence North 89 degrees 56 minutes East 109.5 feet; thence North 2 degrees 07 minutes 30 seconds East 122.09 feet to the place of beginning. Being a part of the Northeast 1/4 of Section 5, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan.

Tax Parcel Number: 12-05-150-001 (145 Valhalla)
Situated in the Township of Pittsfield, County of Washtenaw, State of Michigan
PARCEL 1: Part of the Northeast 1/4 of Section 5, Town 3 South, Range 6 East described as: Commencing at the North 1/4 post of said Section; thence North 89 degrees 56 minutes East 591.30 feet in the North line of said Section; thence South 02 degrees 07 minutes 30 seconds West 188.14 feet for a place of beginning; thence South 02 degrees 07 minutes 30 seconds West 86 feet; thence South 89 degrees 56 minutes West 116 feet; thence North 02 degrees 07 minutes 30 seconds East 79.5 feet thence North 46 degrees 02 minutes East 9.37 feet (recorded as 9.34 feet); thence North 89 degrees 56 seconds East 109.5 feet to the place of beginning.

Tax Parcel Number: 12-05-150-015 (147 Valhalla)
Situated in the Township of Pittsfield, County of Washtenaw, State of Michigan
PARCEL 4: Part of the Northeast 1/4 of Section 5, Town 3 South, Range 6 East described as: Commencing at the North 1/4 post of said Section; thence North 89 degrees 56 minutes East 591.30 feet in the North line of said Section; thence South 02 degrees 07 minutes 30 seconds West 274.14 for a place of beginning; thence South 02 degrees 07 minutes 30 seconds West 86 feet; thence South 89 degrees 56 minutes West 182 feet; thence North 02 degrees 07 minutes 30 seconds East 86 feet; thence North 89 degrees 56 minutes East 182 feet to the place of beginning.

Tax Parcel Number: 12-05-150-016 (151 Valhalla)
Situated in the Township of Pittsfield, County of Washtenaw, State of Michigan
PARCEL 5: Part of the Northeast 1/4 of Section 5, Town 3 South, Range 6 East described as: Commencing at the North 1/4 post of said Section; thence North 89 degrees 56 minutes East 591.30 feet in the North line of said Section; thence South 02 degrees 07 minutes 30 seconds West 360.14 for a place of beginning; thence South 89 degrees 56 minutes West 182 feet; thence South 02 degrees 07 minutes 30 seconds West 86 feet; thence North 89 degrees 56 minutes East 182 feet; thence North 02 degrees 07 minutes 30 seconds East 86 feet to the place of beginning.

Tax Parcel Number: 12-05-150-017 (155 Valhalla V/L S. Main St)
Situated in the Township of Pittsfield, County of Washtenaw, State of Michigan
PARCEL 6: Part of the Northeast 1/4 of Section 5, Town 3 South, Range 6 East described as: Commencing at the North 1/4 post of said Section; thence North 89 degrees 56 minutes East 591.30 feet in the North line of said Section; thence South 02 degrees 07 minutes 30 seconds West 446.14 feet for a place of beginning; thence South 02 degrees 07 minutes 30 seconds West 102.41 feet; thence North 89 degrees 57 minutes West 182.47 feet; thence North 02 degrees 07 minutes 30 seconds East (recorded as North 02 degrees 12 minutes East) 102.1 feet; thence North 89 degrees 57 minutes East 182.48 feet (recorded as North 89 degrees 56 minutes East 182.33 feet) to the place of beginning.

Tax Parcel Number: 12-05-150-018 (159 Valhalla V/L S. Main St)
Situated in the Township of Pittsfield, County of Washtenaw, State of Michigan

PARCEL 7: Part of the Northeast 1/4 of Section 5, Town 3 South, Range 6 East described as: Commencing at the North 1/4 post of said Section; thence North 89 degrees 56 minutes East 591.30 feet in the North line of said Section; thence South 02 degrees 07 minutes 30 seconds West 548.55 feet for a place of beginning; thence South 89 degrees 57 minutes West (recorded as South 89 degrees 56 minutes West) 182 feet; thence South 02 degrees 07 minutes 30 seconds West 85.68 feet; thence South 89 degrees 57 minutes East 182 feet; thence North 02 degrees 07 minutes 30 seconds East 86 feet to the place of beginning.

Tax Parcel Number: 12-05-150-010 (163 Valhalla)
Situated in the Township of Pittsfield, County of Washtenaw, State of Michigan
PARCEL 3: Part of the Northeast 1/4 of Section 5, Town 3 South, Range 6 East described as: Commencing at the North 1/4 post of said Section; thence North 89 degrees 56 minutes East 591.30 feet in the North line of said Section; thence South 02 degrees 07 minutes 30 seconds West 548.55 feet; thence South 89 degrees 56 minutes West 182 feet for the place of beginning; thence South 02 degrees 07 minutes 30 seconds West 85.68 feet; thence North 89 degrees 57 minutes West 385 feet; thence North 02 degrees 07 minutes 30 seconds East 200.5 feet; thence East 385.01 feet (recorded as 384.84 feet); thence South 02 degrees 07 minutes 30 seconds West 115.16 feet (recorded as 102 feet) to the place of beginning.